067.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,000 / 759,000
					USE VALUE:	759,000 / 759,000
					ASSESSED:	759,000 / 759,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OHKI THOMAS & ADELE
Owner 2:	
Owner 3:	
Street 1:	1405 BEACON ST
Street 2:	APT 1B
Twn/City:	BROOKLINE
St/Prov:	MA Cntry Own Occ: N
Postal:	02446 Type:

PREVIOUS OWNER

Owner 1:	WADE CLAIRE M -
Owner 2:	-
Street 1:	105 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .243 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10589.000	242,600		516,400	759,000
Total Card	0.243	242,600		516,400	759,000
Total Parcel	0.243	242,600		516,400	759,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.56 | /Parcel: 475.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43107

GIS Ref

GIS Ref

Insp Date 04/07/09

!5751!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	242,600	0	10,589.	516,400	759,000		Year end	12/23/2021
2021	101	FV	234,700	0	10,589.	516,400	751,100		Year End Roll	12/10/2020
2020	101	FV	235,600	0	10,589.	516,400	752,000	752,000	Year End Roll	12/18/2019
2019	101	FV	194,900	0	10,589.	479,500	674,400	674,400	Year End Roll	1/3/2019
2018	101	FV	194,900	0	11,206.	491,500	686,400	686,400	Year End Roll	12/20/2017
2017	101	FV	194,900	0	11,206.	431,000	625,900	625,900	Year End Roll	1/3/2017
2016	101	FV	194,900	0	11,206.	393,200	588,100	588,100	Year End	1/4/2016
2015	101	FV	183,500	0	11,206.	347,800	531,300	531,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:42:30

LAST REV

Date	Time
08/26/21	14:26:15
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5751

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WADE CLAIRE M,	58105-86		12/16/2011		487,250	No	No		
GARLAND JENNIE	47538-313		5/31/2006	Change>Sale	394,000	No	No		
	9593-570		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	43107
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2014	136	Manual	39,195	O				
8/14/2006	674	Redo Kit	30,000			G8	GR FY08	bath remodel also

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	USPS	JO	Jenny O
4/4/2018	Info Fm DEED	DGM	D Mann
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
6/27/2012	Left Notice	JBS	JOHN S
3/16/2012	MLS	EMK	Ellen K
4/7/2009	Meas/Inspect	189	PATRIOT
10/11/2007	Permit Visit	BR	B Rossignol
11/2/2006	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10589		Sq. Ft.	Site		0	70.	0.70	12									516,370						516,400	

Total AC/HA:	0.24309	Total SF/SM:	10589	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	516,370	Spl Credit		Total:	516,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30789471
Const Adj.:	0.89061141
Adj $ / SQ:	128.131
Other Features:	83500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329611
Depreciation:	87017
Depreciated Total:	242594

COMMENTS

SINK IN BMT. BK 58105 PG 86 LAND ADJUSTED PER PLAN 978 OF 1993 SEE FILE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

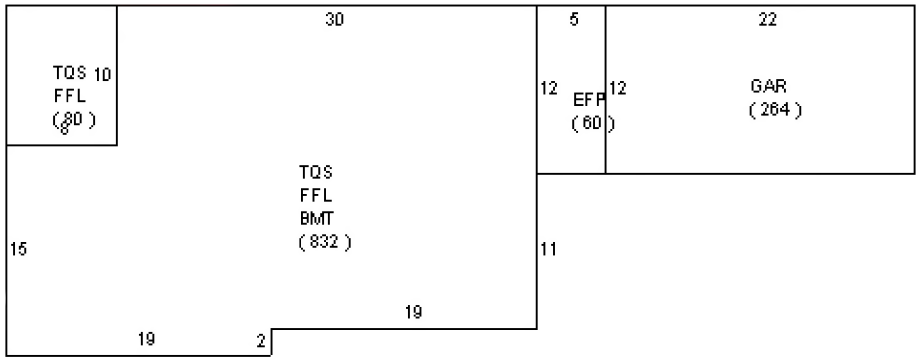
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.13
Special Features:	0	Val/Su Net:	88.15
Final Total:	242600	Val/Su SzAd	152.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	128.130	116,855
BMT	Basement	832	38.440	31,981
TQS	3/4 Story	684	128.130	87,642
GAR	Garage	264	21.790	5,753
EFP	Enclos Porch	60	64.660	3,880

Net Sketched Area:	2,752	Total:	246,111
Size Ad	1596	Gross Area	2980	FinArea	1596
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	